

3.87 Acres/1.56 Hectares
SE Corner of Bagdad and Crystal Falls Parkway

Site 15



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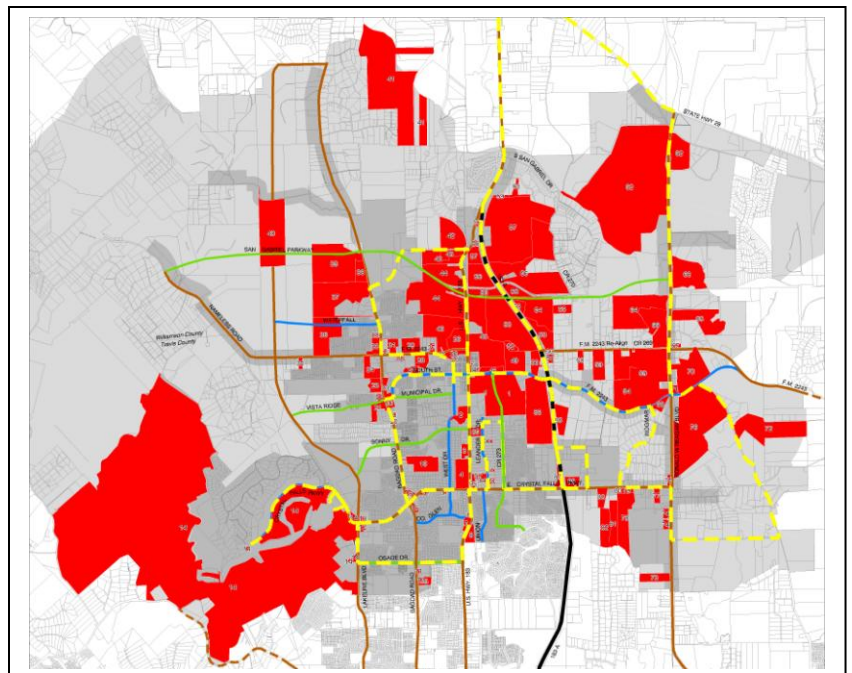
US 183 is .85 miles/1.4 km east

Utilities

Greenfield

General Commercial Zoning

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City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

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Site 15

Property				
Total Acreage: 3.87 acres/1.56 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. T, U		
Location				
City: Leander		County: Williamson		
Address/Directions: SE Corner of Crystal Falls Parkway and Bagdad Road				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: .85 miles/1.4 kilometers east		Type of Zoning: General Commercial		
Distance to Interstate Highways: 14 miles/22.5 kilometers east				
General Site Information				
Previous Use of Site: Greenfield		General Condition: Excellent		Dimensions: 646 x 361 feet/197 x 110 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: 6.6493 acres/289,643 SF or 2.7 hectares/27,000 square meters
Improvements				
Road Distance to Rail: 1 mile/1.6 km east		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: No improvements		
Fenced: No		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Office, Retail		
Deed Restriction(s): Yes		Covenants: No		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inches/30.5 cm Pressure: 88 psi/606.7 kilopascal		Sewer - Size of Nearest Line: 6 inches/15.2 cm
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm		Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Matt Kenyon	Phone: (512) 745-0885	Facs: (512) 472-2905	Email: mkenyon@matexas.com	Web Site: www.matexas.com
Sales Price: Not Applicable		Lease Price: Bank pad site - \$96,000 per year ground lease and 20,000 square feet (+/-) inline retail for \$22.00 to \$28.00 per square foot triple net (NNN)		
Comments: The Children's Courtyard now occupies the eastern part of this site. A dramatic entrance to Crystal Falls Subdivision; wooded lot; land size allows for subdividing with pad sites.				